

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		PHEASANT AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	CALVO ANA MARIA DOCAMPO		
Owner 2:	MORENO CESAR TERRER		
Owner 3:			
Street 1:	174 PHEASANT AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	MINOGUE JOHN & LISA -		
Owner 2:	-		
Street 1:	174 PHEASANT AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Vinyl Exterior and 1323 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11543	Total SF/SM:	5028	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399.587	Spl Credit	Total:	399.600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5028.000	259,400		399,600	659,000		59386
							GIS Ref
							GIS Ref
Total Card	0.115	259,400		399,600	659,000	Entered Lot Size	
Total Parcel	0.115	259,400		399,600	659,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		498.11	/Parcel: 498.11	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,400	0	5,028.	399,600	659,000		Year end	12/23/2021
2021	101	FV	184,200	0	5,028.	399,600	583,800		Year End Roll	12/10/2020
2020	101	FV	184,200	0	5,028.	399,600	583,800	583,800	Year End Roll	12/18/2019
2019	101	FV	166,300	0	5,028.	405,300	571,600	571,600	Year End Roll	1/3/2019
2018	101	FV	174,300	0	5,028.	302,500	476,800	476,800	Year End Roll	12/20/2017
2017	101	FV	186,000	0	5,028.	274,000	460,000	460,000	Year End Roll	1/3/2017
2016	101	FV	186,000	0	5,028.	262,600	448,600	448,600	Year End	1/4/2016
2015	101	FV	182,500	0	5,028.	222,600	405,100	405,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
7/16/2021	Permit Visit	DGM	D Mann
8/8/2018	MEAS&NOTICE	CC	Chris C
4/2/2009	Measured	372	PATRIOT
4/7/2000	Inspected	276	PATRIOT
1/26/2000	Measured	263	PATRIOT
12/1/1981		MS	

Sign:
VERIFICATION OF VISIT NOT DATA
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59386
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

More: N Total Yard Items: Total Special Features: Total: